

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Williamsport**

State: **PA**

PJ's Total HOME Allocation Received: **\$6,013,196**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 29			
Program Progress:							
% of Funds Committed	91.67 %	92.54 %	21	90.66 %	58	61	
% of Funds Disbursed	81.73 %	86.13 %	25	81.06 %	42	42	
Leveraging Ratio for Rental Activities	9.18	4.83	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	48.47 %	93.21 %	29	81.27 %	7	6	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.07 %	69.32 %	3	68.23 %	80	83	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	94.74 %	82.60 %	5	79.86 %	74	81	
% of 0-30% AMI Renters to All Renters***	26.32 %	37.61 %	23	44.82 %	25	21	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.45 %	1	94.65 %	100	100	
Overall Ranking:			In State:	23 / 29	Nationally:	43	40
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$17,896	\$19,557		\$25,419	19 Units	9.10 %	
Homebuyer Unit	\$29,798	\$15,500		\$14,530	81 Units	38.80 %	
Homeowner-Rehab Unit	\$13,203	\$15,967		\$20,251	109 Units	52.20 %	
TBRA Unit	\$0	\$5,674		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Williamsport PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$72,133	\$95,978	\$13,288
State:*	\$97,618	\$36,664	\$16,019
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.84

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	100.0	86.4	85.3	0.0
Black/African American:	0.0	12.3	12.8	0.0
Asian:	0.0	0.0	0.9	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.9	0.0

ETHNICITY:

Hispanic	0.0	1.2	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	94.7	23.5	43.1	0.0
2 Persons:	5.3	24.7	29.4	0.0
3 Persons:	0.0	19.8	11.0	0.0
4 Persons:	0.0	18.5	7.3	0.0
5 Persons:	0.0	12.3	4.6	0.0
6 Persons:	0.0	1.2	1.8	0.0
7 Persons:	0.0	0.0	2.8	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	21.0	19.3	0.0
Elderly:	100.0	6.2	38.5	0.0
Related/Single Parent:	0.0	25.9	18.3	0.0
Related/Two Parent:	0.0	30.9	16.5	0.0
Other:	0.0	16.0	7.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	100.0	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Williamsport

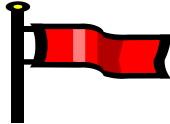
State: PA

Group Rank: 43
(Percentile)

State Rank: 23 / 29 PJs

Overall Rank: 40
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	48.47	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	88.07	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	94.74	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.08	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

